

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143479/FH/2025

Date registered valid: 4 August 2025

Proposal: Erection of a two storey side and part-single / part-two storey rear extension to provide

Address: 57 Burnside Drive, Manchester, M19 2NA

Ward(s): Burnage Ward

Applicant: Mr Dilawer Jamil

Agent (if any): Mr Colin Williams

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **25 September 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 August 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 August 2025 Expired: 12 September 2025

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick, red hanging tiles, and cream render with a red concrete tile hipped roof and a gable end feature to the front. The property features white uPVC windows, including a two-storey angular bay to the front, a concrete driveway and front garden bordered by a mid-level redbrick wall and brick piers, a single storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.







Description of area

Burnside Drive is a residential street situated within the Burnage ward of Manchester, close to the Kingsway (A34), Mauldeth Road railway station, and Cringle Park. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking planning permission for the erection of a two storey side and part-single / part-two storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Two representations were received from local residents in response to the application; the comments are summarised as follows:

- To provide enhancement for biodiversity, a minimum of one Swift nest brick should be included as part of the development.
- Neighbouring residents need total security of their properties. Adequate fencing should be provided following the demolition of the detached garage.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

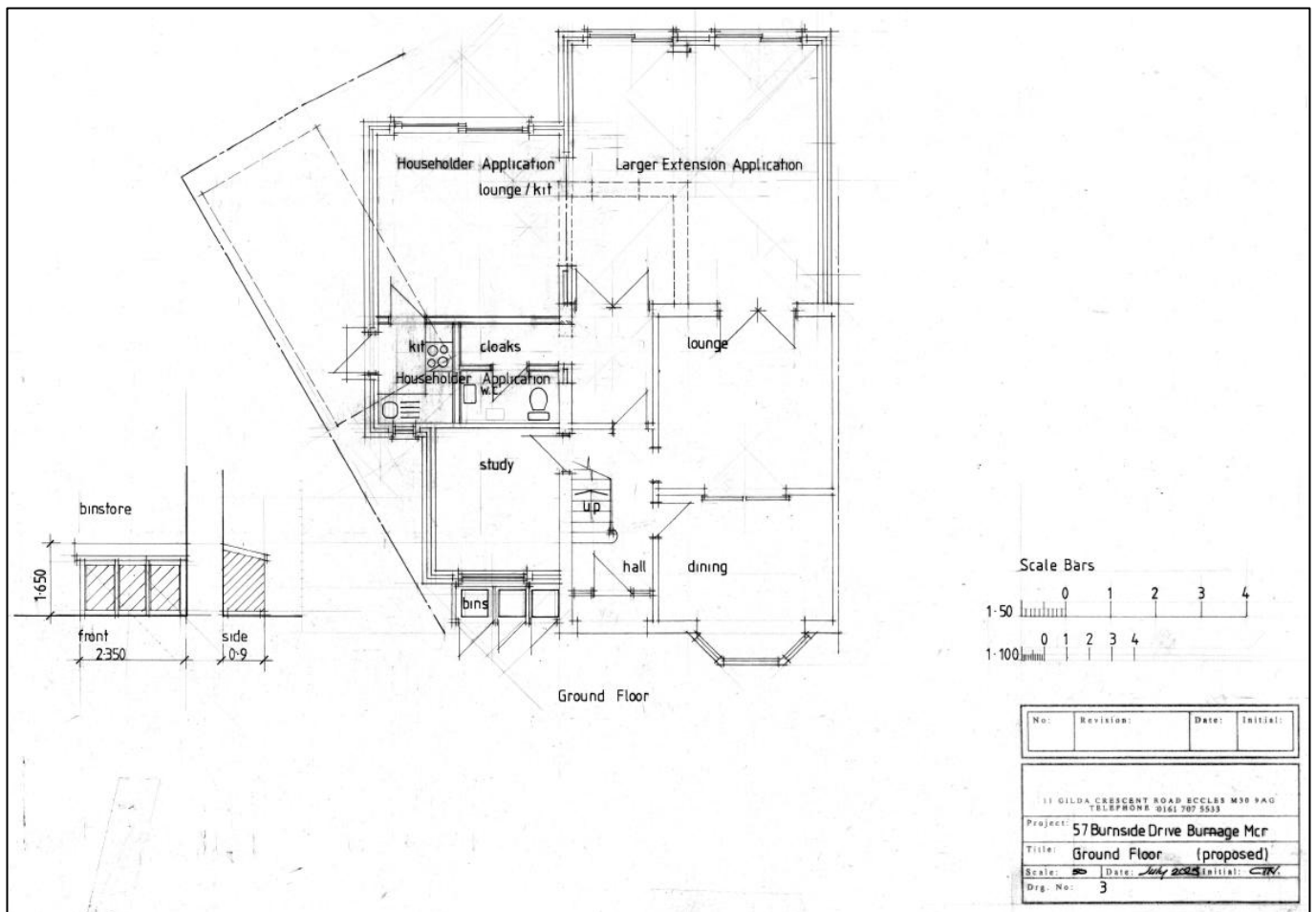
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

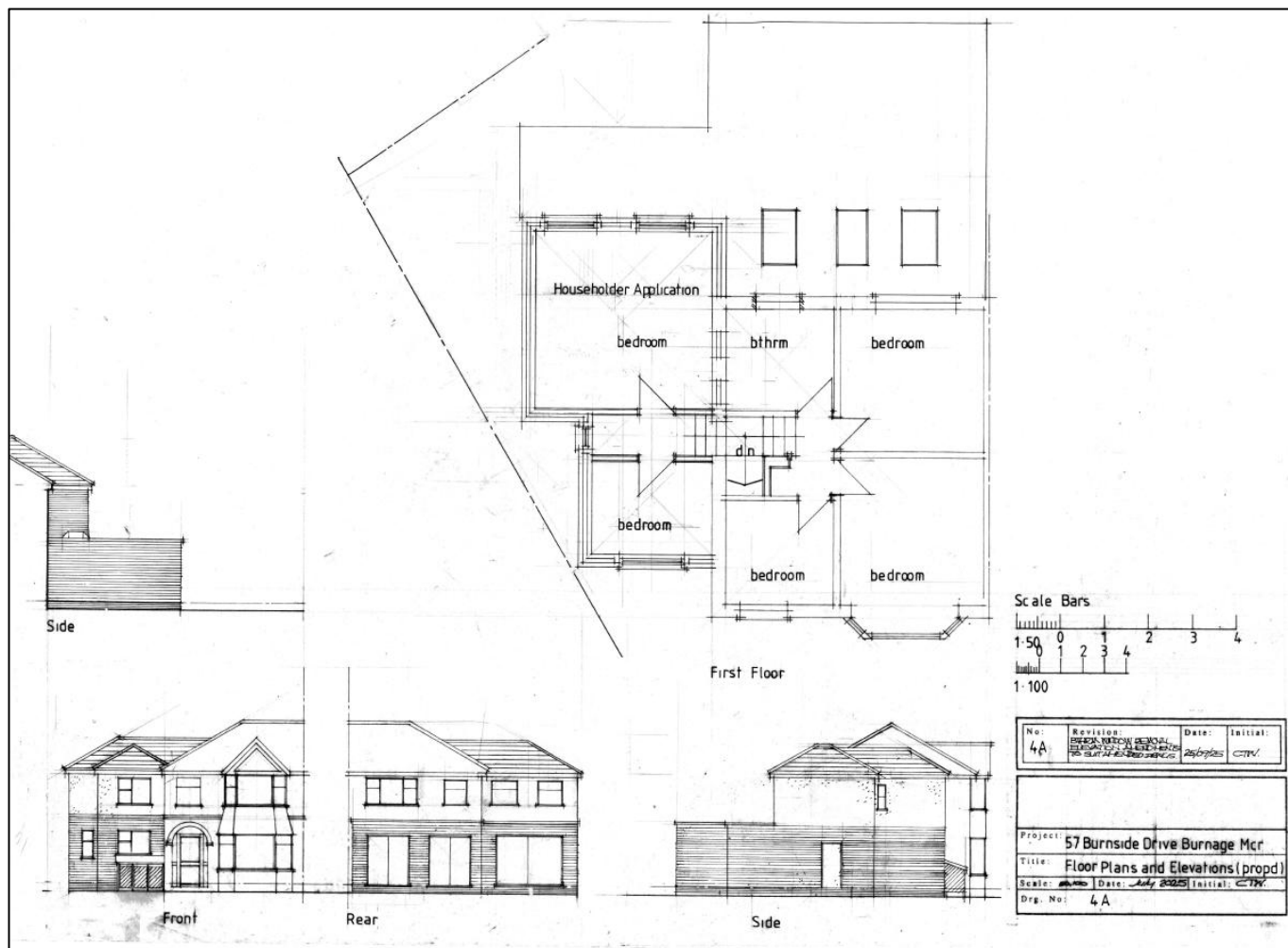
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted proposed GF plan



Submitted proposed FF plan and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a two storey side and part-single / part-two storey rear extension to provide additional living accommodation is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, facing northeast and southeast. At ground floor level, it would project 6m rearwards from the host dwellinghouse, with a length/depth of 10.2m, a sideward projection of 3m at the front and 4.3m at the rear, a width of 10.3m, and a flat roof height of 3.2m. The extension would be sited along the boundary shared with the adjoining property (No.59 Burnside Drive), would maintain a gap of 0.15m to No.55 Burnside Drive at the front and 0.63m to the middle, and a gap of 0.92m

to No.43 Brookthorpe Avenue to the rear. At first floor level, it would project 1.8m rearwards from the host dwellinghouse, with a length/depth of 7.9m (setback 1m from the front of the property), with a sideward projection of 3m at the front and 4.3m at the rear, and a width of 4.6m. It would feature a maximum hipped roof height of 6.9m with an eaves height of 5.2m (to match the existing). A gap of 5.8m would be maintained to the adjoining property (No.59 Burnside Drive).

While the proposed extension would be considerable in scale, the spacious character of the application plot is such that it would be able to accommodate a development of this size without resulting in an unacceptable loss of amenity space. When viewed within the street scene, the extension would read subserviently to the host dwelling on account of its reduced ridge height, matching eaves, and setback from the principal elevation, which would ensure that it does not dominate the original structure to an unacceptable degree. Furthermore, due to the property's location on the outer side of a bend in the road and the extension's recessed positioning, its visual impact from the public realm would be further limited. Adequate separation distances to shared boundaries and neighbouring properties would be maintained, which should safeguard the residential amenity of the area and prevent any substantial harm in terms of outlook, privacy, or overshadowing.

Appearance and visual amenity – the extension would utilise materials to match the existing dwellinghouse, including brickwork at ground floor level, cream-coloured render at first-floor level, red concrete roof tiles, and uPVC windows and doors. At ground floor level, it would feature 2no. windows to the front, 1no. door to the northeast elevation, 3no. sets of doors to the rear, and a blank southwestern elevation. 3no. projecting skylights (0.3m upwards) would be featured atop the flat roof to the rear. At first-floor level, it would feature 1no. window to the front, 1no. window (conditioned to be obscurely glazed) in the northeastern elevation, 2no. windows to the rear, and a blank southwestern elevation. Its roof slopes would be blank.

Sited at the side and rear of the property, elements of the proposal would be visible within the street scene (e.g., from viewpoints along Burnside Drive). However, its subservient dimensions, hipped roof form, recessed positioning and use of matching materials, should provide a blended appearance with the host dwellinghouse, ensuring that it does not form an overly prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

Residential amenity – given that the extension would feature a 3.2m flat roof height at ground floor level, with adequate gaps maintained to the plot's shared boundaries at ground and first floor level, and would be sited away from neighbouring dwellinghouses, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its first floor side-facing window (facing northeast) and the lower panes of its first floor rear-facing windows (facing the rear gardens of Brookthorpe Avenue) have been conditioned to be obscurely glazed to overcome issues associated with overlooking and loss of privacy, given the proximity of these windows to the plot's boundaries and neighbouring properties and their potential to give rise to actual and perceived overlooking.

Waste storage – the proposal would result in external access to the rear of the property being lost, meaning bins would have to be stored to the front. In order to mitigate the harmful visual impact of the bins, details of a secure and well-ventilated bin store (able to accommodate 4no. 240L bins) were requested from the agent. Revised plans were submitted; however, these did not provide adequate provisions for the storage of 4no. 240L refuse bins. Therefore, a condition requiring updated bin store details to be submitted prior to first occupation of the extension has been attached as part of the approval.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Biodiversity – it is acknowledged that concerns were received regarding the potential inclusion of a swift brick within the proposed development. However, imposing such a requirement is considered to be onerous and disproportionate given the nature and scale of the proposal, which comprises a householder extension rather than the creation of a new dwellinghouse. Furthermore, there is currently no adopted policy within Manchester City Council's planning framework that mandates the inclusion of swift bricks in householder extensions. As such, while ecological enhancements are encouraged where appropriate, it is not considered reasonable to require this measure in this instance.

Boundary treatment – it is acknowledged that concerns were raised regarding the potential replacement and ongoing maintenance of the shared boundary treatments surrounding the plot. However, no alterations to boundary treatments are proposed as part of this planning application, which solely seeks permission for the extension within the confines of the application site. Any future issues relating to boundary treatment would be considered civil matters governed by separate legislation, such as the Party Wall Act, and therefore fall outside the scope of planning control. As such, these concerns do not constitute material planning considerations that would justify refusal of the current application.

Other matters – the proposal also includes rendering the first floor element of the rear elevation of the host dwellinghouse with cream render to match the existing front elevation. This alteration is considered acceptable given that it would be in-keeping with the existing material and colour palette of the property with no impact on the residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents:

'Floor Plans and Elevations (proposed). Drg. No: 4A', received by the City Council as Local Planning Authority on the 25th September 2025.

'Ground Floor (proposed). Drg. No: 3', received by the City Council as Local Planning Authority on the 18th September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials to be used on the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture. For the avoidance of doubt, this shall include:

- Red brickwork to match the existing dwellinghouse at ground floor level on the extension.
- Cream-coloured render to match the front elevation of the existing dwellinghouse at first floor level on the extension.
- Red roof tiles to match the roof of the existing dwellinghouse on the extension.
- uPVC windows to match the existing dwellinghouse on the extension.
- uPVC doors to match the existing dwellinghouse on the extension.
- Cream-coloured render to match the front elevation of the existing dwellinghouse at first floor level to the rear of the dwellinghouse.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Bin store:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, revised details of a secure and well-ventilated bin store shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, the bin store must be able to accommodate 4no. 240L refuse bins, must be located away from the public footpath and highway, and must not impede the use of the property's driveway space.

The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policies DM1 and EN19 of the Manchester Core Strategy.

5) Obscure glazing (first floor side window):

Before first occupation, the proposed first floor window in the northeastern side elevation of the extension facing No.55 Burnside Drive shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

6) Obscure glazing (first floor rear windows):

Before first occupation, the lower panes of the proposed first floor windows in the rear elevation of the extension facing the rear garden of No.43 Brookthorpe Avenue shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

55 Burnside Drive, Manchester, M19 2LT
52 Burnside Drive, Manchester, M19 2LZ
59 Burnside Drive, Manchester, M19 2NA
45 Brookthorpe Avenue, Manchester, M19 1AD
43 Brookthorpe Avenue, Manchester, M19 1AD
41 Brookthorpe Avenue, Manchester, M19 1AD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA